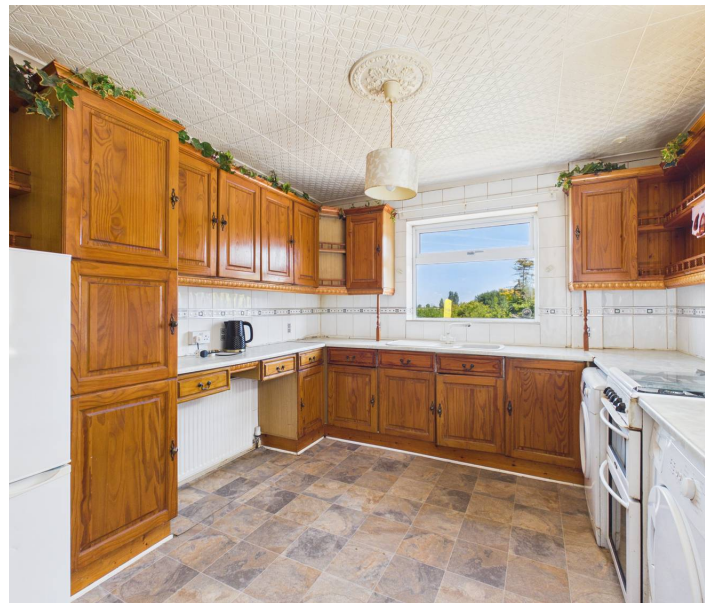




45 Woodside, Sutton-In-Ashfield – NG17 3EB

Guide Price **£220,000**

DavidJames
the estate agent



45 Woodside

Sutton-In-Ashfield

NO CHAIN! Tucked away in a cul-de-sac and with stunning views over open countryside, this 2 bed detached bungalow offers huge potential and would be ideal for those seeking single-storey living!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Detached bungalow
- Offered to the market with no upward chain
- Tucked away in a cul-de-sac position with stunning panoramic views over countryside
- Ideal for those seeking the benefits of single-storey living
- Unique setting with huge internal and external potential
- Good-sized lounge with a large picture window
- Fitted kitchen with space for freestanding appliances
- Two well-proportioned bedrooms and a modern shower room (bedroom one with an adjoining and versatile conservatory)
- Attractive south-westerly facing lawned rear garden with a decked terrace and a wonderful outlook over fields
- Driveway providing convenient off-street parking







Approximate total area⁽¹⁾

66.4 m²

714 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.